



OASIS ASSOCIATES
LANDSCAPE ARCHITECTURE + PLANNING

20 May 2015

Mr. James Bergman, Director
Mr. Bill Robeson, Deputy Director
PLANNING & BUILDING DEPARTMENT
COUNTY OF SAN LUIS OBISPO
976 Osos Street, Room 200
San Luis Obispo, CA 93408

RE: **REQUEST FOR SUBSTANTIAL CONFORMANCE DETERMINATION**
MINOR USE PERMIT - DRC2012-00099/ BOS-2014-89
1076 Los Osos Valley Road, Los Osos Shopping Center, Los Osos, CA 93402

Gentlemen,

On behalf of Tri-W, the owner of the Los Osos Shopping Center, we are respectfully requesting your consideration of and positive response to making a substantial conformance determination for the noted approval. Fully acknowledging all of the effort that went into the review of this development proposal, there is recognition that, despite how carefully a project is planned, circumstances arise where the applicants proposed changes to what was originally approved.

Clearly, for staff to make a determination whether the proposed modification(s) may be determined as being in substantial conformance, the changes must meet specific “tests” – does the deviation represent a change considered essential to the project’s overall design, quality or function?; would the project, as modified, meet the applicable standards of review by the decision-making body; would the proposed deviation represent an upgrade in overall design features and/or materials and will it improve the project’s compatibility with the surrounding neighborhood; and lastly, does the proposed deviation involve a change to an aspect of the project that, during the hearing, was identified by a member of the public and acknowledged by the approving body to be of particular importance. It is our contention that the proposed project modifications can meet the noted “tests”, as follows.

The noted Minor Use Permit and related Board of Supervisor Resolution approved the following development:

- A change of use from an office (former Bank of America) to a restaurant; in an existing building 3,978 square foot (3,078 square foot restaurant and 900 square foot remaining office space);
- Customer seating limited to 50 seats;
- Modifications to the existing drive-through;
- Hours of operation are as follows: Monday – Thursday 5:00 a.m. to 12:00 a.m. and Friday through Sunday 5:00 a.m. to 1:00 a.m.

This Request for Substantial Conformance is based upon the following minor modifications to the approved development. Modifications are either in **bold** and italicized and/or noted with a ~~strike through~~.

20 May 2015

OASIS ASSOCIATES, INC.

REQUEST FOR SUBSTANTIAL CONFORMANCE – MUP DRC2012-00099/ BOS-2014-89

1076 Los Osos Valley Road, Los Osos Shopping Center

Page 2 of 2

- A change of use from an office (former Bank of America) to a restaurant; in an existing building 3,978 square foot (**2,000 square foot restaurant and 1,078 square foot remaining food use/office space**);
- ~~Customer seating limited to 50 seats;~~
- Modifications to the existing drive-through **with addition of a stop bar/temporary barrier at the north drive through entrance**;
- Hours of operation are as follows: Monday – Thursday 5:00 a.m. to 12:00 a.m. and Friday through Sunday 5:00 a.m. to 1:00 a.m.

Although the new tenant requires a smaller portion of the existing building, water demand was part and parcel to the ultimate approval of the development and conditioned, accordingly. We have therefore made a comparison of the previously approved tenant's water demand vs. the new tenant's water demand and find water use to be less than the established threshold level. See attached Water Use Calculation table.

While the previously approved tenant utilized branded architecture, the new tenant is proposing architecture that would be compatible in style, color and materials with the existing shopping center, as well as styles within the commercial core of the community of Los Osos.

Thank you in advance for reviewing and finding that the noted minor modifications will enable you to make a determination of substantial conformance. We do want to acknowledge staff's involvement to date to assist us with shaping our request. Should you have any questions, please contact us directly.

Respectfully,

OASIS ASSOCIATES, INC.

C.M. Florence, AICP Agent

TRI W ENTERPRISES, INC.

Attachments - Project Findings/COA Matrix Comparison
- Approved Site Plan with Stop Bar/Temporary Barrier
- Revised Building Elevations
- Water Use Calculations Comparison Table

c: Tri W Enterprises, Inc.
M. Ochylski, Esq.
K. Brown, SLO County Planner
15-0008

1076 LOS OSOS VALLEY ROAD, LOS OSOS, CA 93402
MINOR USE PERMIT DRC2012-00099

RESOLUTION BOS-2014-89 approved April 8, 2014

Findings

Environmental Determination

A. The Environmental Coordinator, after completion of the initial study, has found that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) was issued on December 26, 2013, and is hereby approved for this project. Mitigation measures are proposed to address public services, transportation/circulation, and water and are included as conditions of approval.

Minor Use Permit

B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.

C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.

D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns, and any safety concerns regarding 24-hour traffic, noise, or operations have been eliminated by limiting hours of operation.

E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because, as conditioned, the project is similar to, and will not conflict with, the surrounding lands and uses and because the proposed project will use an existing building and drive-through.

F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Los Osos Valley Road, an arterial road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

BOS-2014-89 (April 8, 2014)

Comment

Approved Development

1. This approval authorizes
 - a. a change of use from an office (former Bank of America) to a restaurant; in an existing building of 3,978 square feet (3,078 square foot restaurant and 900 square foot remaining office space);
 - b. customer seating is limited to 50 seats;
 - c. modifications to the existing drive-through;
 - d. hours of operation are as follows: Monday through Thursday 5:00 am to 12:00 am and Friday through Sunday 5:00 am to 1:00 am.

- a. Modify project to include the following:
 - 2,000 SF Coffee shop (Starbucks), 1,200 SF± food use/retail, and 800 SF± retail use
- b. N/A (While McDonalds estimated water use was based on seat count. Starbucks and Food use estimated water use is based on water records from similarly sized stores in the area.)
- c. Maintain drive thru with modifications
- d. Maintain approved hours of operation

Site Development

2. At the time of application for construction permits plans submitted shall show all development consistent with the approved site plan (including parking, signage and lighting plans submitted April 8, 2014), floor plan, architectural elevations and landscape plan.

Maintain approved site plan with minor modification (add stop bar or other feature to prohibit thru traffic entering from the north adjacent to the proposed trash enclosure). New building elevations are provided for staff's review to determine substantial conformance with the intent of the approved plans.

BOS-2014-89 (April 8, 2014)	Comment
	<p>The updated building modifications maintain much of the existing façade design. New entry parapet elements create visual interest and highlight the retail entrances. New materials include horizontal siding in earth tones, and metal awning consistent with the architectural styling of Los Osos.</p> <p>The overall conceptual landscape design remains consistent with the approved site plan.</p>
<p>3. At the time of application for construction permits, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.</p>	<p>COA remains applicable with no impact by proposed tenant modification.</p>
<p>Fire Safety</p> <p>4. At the time of application for construction permits, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.</p>	<p>COA remains applicable with no impact by proposed tenant modification.</p>
<p>Services</p> <p>5. At the time of application for construction permits, the applicant shall provide a letter from Golden State Water Company stating they are willing and able to service the property.</p>	<p>COA remains applicable. Existing can-and-will serve letter will be updated to current owner/tenant information.</p>
<p>Fees</p> <p>6. Prior to issuance of a construction permit, the applicant shall pay all applicable school and public facilities fees.</p>	<p>COA remains applicable. Determine if fees are applicable to remodel (project has no SF increase)</p>
<p>Signage</p> <p>7. Prior to issuance of a construction permit, the applicant shall submit a final signage plan consistent with Section 23.04.310 of the Title 23. The monument sign and base shall not exceed 5' in height.</p>	<p>COA remains applicable with no impact by proposed tenant modification.</p>
<p>Mitigation Measures: Water Resources</p> <p>8. Prior to issuance of building permits, the applicant shall retrofit (outside of the prohibition zone) enough homes, businesses, etc. plumbing fixtures to offset their water demand by a total of 698 gallons per day. The applicant may provide an alternative offset as approved by the Planning Director.</p>	<p>COA remains applicable. Retrofits outside the prohibition zone are currently underway to achieve the 698 gallons/day offset. See attached revised water use calculations.</p>
<p>Other</p> <p>9. Prior to occupancy or final inspection, the applicant shall provide the Department of Planning and Building with the reciprocal parking agreement for the Vons shopping center.</p>	<p>COA remains applicable with no impact by proposed tenant modification.</p>
<p>10. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection / establishment of the use. If bonded for, landscaping shall be installed within 60 days after final building. All landscaping shall be maintained in a viable condition in perpetuity.</p>	<p>COA remains applicable with no impact by proposed tenant modification.</p>
<p>11. Prior to occupancy or final inspection, the applicant shall stripe the northern portion of the parking lot for an additional 49 parking spaces for a total of 299 parking spaces.</p>	<p>COA remains applicable. Confirm striping completed by Toste Construction.</p>

BOS-2014-89 (April 8, 2014)	Comment
12. Prior to occupancy or final inspection, whichever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.	COA remains applicable with no impact by proposed tenant modification.
13. Prior to occupancy of any structure associated with this approval, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.	COA remains applicable.
14. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.	Comment noted
15. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.	Comment noted
16. The applicant shall as a condition of approval of this minor use permit/coastal development permit defend, at his sole expense, any action brought against the County of San Luis Obispo, its present or former officers, agents, or employees, by a third party challenging either its decision to approve this minor use permit/coastal development or the manner in which the County is interpreting or enforcing the conditions of this minor use permit/coastal development permit, or any other action by a third party relating to approval or implementation of this minor use permit/coastal development permit. The applicant shall reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action, but such participation shall not relieve the applicant of his obligation under this condition.	Comment noted

Attachments:

- Water Use Calculations Comparison
- Approved Site Plan
- Approved Building Elevations
- Proposed Building Elevations



OASIS ASSOCIATES
LANDSCAPE ARCHITECTURE + PLANNING

WATER USE CALCULATION COMPARISON TABLES
MINOR USE PERMIT DRC2012-00099;
Resolution BOS-2014-89 – Condition of Approval #8
1076 Los Osos Valley Road Los Osos, CA 93402
20 May 2015

APPROVED MCDONALD'S RESTAURANT

- **Existing Water Usage:** 33,129 gallons per month (gpm)
- **Proposed Water Demand:** 37,500 gpm or 1,250 gallons per day
- **Additional Demand:** (37,500 – 33,129) = 20,935 gpm or **698 gallons per day**

Mitigation Measure – Water Resources (COA #8) Prior to issuance of building permits, the applicant shall retrofit (outside of the prohibition zone) enough homes, businesses, etc. plumbing fixtures to offset their water demand by 1:1 or a total of 698 gallons per day. The applicant may provide an alternative offset as approved by the Planning Director.

Approved Water Use Calculation Table

	Gallons / month	Gallons / day
Existing Water Usage	16,565	552
Projected Water Demand	37,500	1,250
Mitigation Amount (proposed less existing)		698

PROPOSED WATER USE

The proposed water use was determined by calculating the monthly average water use from water records for three (3) established Starbucks coffee shops¹ and a Subway Sandwich Shop² located in Pismo Beach. Water records are for a period of at least 6 months.

Proposed Water Use Calculation Table

	Gallons / month	Gallons / day
Average water use for coffee shop	25,695	856
Average water use for sandwich shop	9,973	332
combined water use	35,668	1,189
Total reduction in water demand from approved use	1,832	61

The proposed water use is 61 gallons per day less than the approved water use. Therefore, the existing mitigation measure (COA #8) will adequately offset the proposed water use demand.

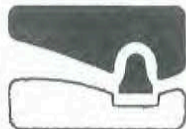
Attachments:

- City San Luis Obispo. Starbucks at Higuera Street water records. July 2014 to December 2014
- City San Luis Obispo. Starbucks at Chorro Street water records. June 2014 to November 2014
- Santa Maria Starbucks water utility accounting records. September 2014 to March 2015
- City of Pismo Beach. Subway at Five Cities Drive water records. October 2, 2013 to February 6, 2015

¹ Two (2) located in San Luis Obispo and one (1) with drive thru located in Santa Maria

² This type and brand of food service and related water demand figures were used solely for comparison and does not represent an actual tenant.

40753429140816119



city of
san luis obispo

Water & Sewer

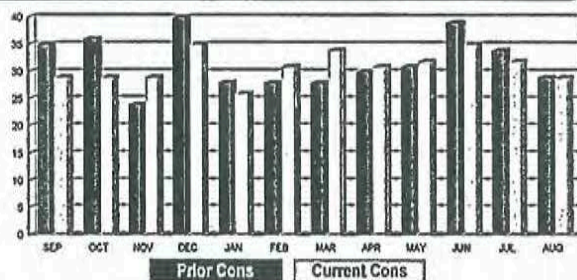
990 PALM ST 805-781-7133 UB@SLOCITY.ORG
https://slocity.merchanttransact.com



STARBUCKS SITE #05251
PO BOX 2440
ACIS-MAIL STOP 215
SPOKANE, WA 99210-2440

SPECIAL MESSAGE

USAGE HISTORY



Average Gallon/Day = 638.00

1 unit = 100 cubic feet = 748 gallons

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

CITY OF SAN LUIS OBISPO

ACCOUNT: 007309-000
SERVICE ADDRESS: 17 CHORRO D
SERVICE PERIOD: 6/24/2014 to 7/22/2014
BILLING DATE: 8/5/2014
DUE DATE: 9/2/2014

STARBUCKS SITE #05251
PO BOX 2440
ACIS-MAIL STOP 215
SPOKANE, WA 99210-2440

Account Statement

ACCOUNT INFORMATION

ACCOUNT: 007309-000
SERVICE ADDRESS: 17 CHORRO D
SERVICE PERIOD: 6/24/2014 to 7/22/2014
BILLING DATE: 8/5/2014
DUE DATE: 9/2/2014

METER READING

Serial No	Previous Reading Date	Previous Reading	Current Reading Date	Current Reading	Cons
70115604	6/24/2014	1933	7/22/2014	1962	29

CURRENT CHARGES

Water - Nonresidential 1-8 units	54.75
Water - Nonresidential >8 units	179.62
Water Base Charge	5.22
Utility Tax	11.98
Commercial Sewer	252.78
Sewer Base Fee	7.91

TOTAL CURRENT CHARGES	512.26
-----------------------	--------

BILL SUMMARY

PREVIOUS BALANCE	547.36
THANK YOU FOR YOUR PAYMENT	-547.36
ADJUSTMENTS	0.00
ADDITIONAL BILLING	0.00
CURRENT CHARGES	512.26

TOTAL AMOUNT DUE	512.26
------------------	--------

AMOUNT DUE

TOTAL AMOUNT DUE BY 9/2/2014	512.26
------------------------------	--------

AMOUNT ENCLOSED

REMIT PAYMENT TO:

City of San Luis Obispo
PO Box 8112
San Luis Obispo, CA 93403-8112

50529704140912202



**city of
san luis obispo**

990 PALM ST 805-781-7133 UB@SLOCITY.ORG
https://slocity.merchanttransact.com

Water & Sewer



STARBUCKS SITE #05251
PO BOX 2440
ACIS-MAIL STOP 215
SPOKANE, WA 99210-2440

Account Statement

ACCOUNT INFORMATION

ACCOUNT: 007309-000
SERVICE ADDRESS: 17 CHORRO D
SERVICE PERIOD: 7/22/2014 to 8/19/2014
BILLING DATE: 9/3/2014
DUE DATE: 9/29/2014

METER READING

Serial No	Previous Reading Date	Previous Reading	Current Reading Date	Current Reading	Cons
70115604	7/22/2014	1962	8/19/2014	1991	29

SPECIAL MESSAGE

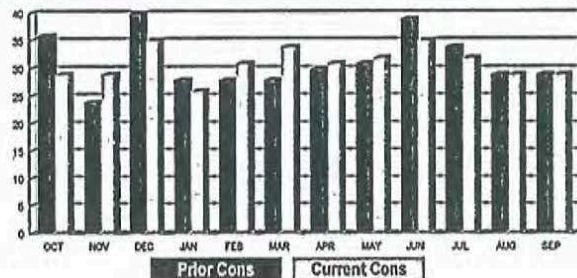
REMINDER, mandatory outdoor watering restrictions will be in place to limit all customers irrigation to 3 days per week beginning October 2, 2014.

*If you address ends with an even number, you will be able to irrigate on Sunday, Tuesday and Thursday

*If you address ends with an odd number, you will be able to irrigate on Monday, Wednesday and Friday.

Go to slowater.org for more information.

USAGE HISTORY



Average Gallon/Day = 774.71

1 unit = 100 cubic feet = 748 gallons

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

CITY OF SAN LUIS OBISPO

ACCOUNT: 007309-000
SERVICE ADDRESS: 17 CHORRO D
SERVICE PERIOD: 7/22/2014 to 8/19/2014
BILLING DATE: 9/3/2014
DUE DATE: 9/29/2014

STARBUCKS SITE #05251
PO BOX 2440
ACIS-MAIL STOP 215
SPOKANE, WA 99210-2440

CURRENT CHARGES

Water - Nonresidential 1-8 units	55.36
Water - Nonresidential >8 units	181.65
Water Base Charge	5.28
Utility Tax	12.11
Commercial Sewer	254.33
Sewer Base Fee	7.96

TOTAL CURRENT CHARGES 516.69

BILL SUMMARY

PREVIOUS BALANCE	512.26
THANK YOU FOR YOUR PAYMENT	-512.26
ADJUSTMENTS	0.00
ADDITIONAL BILLING	0.00
CURRENT CHARGES	516.69

TOTAL AMOUNT DUE 516.69

AMOUNT DUE

TOTAL AMOUNT DUE BY 9/29/2014 516.69

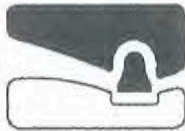
AMOUNT ENCLOSED

REMIT PAYMENT TO:

City of San Luis Obispo
PO Box 8112
San Luis Obispo, CA 93403-8112

007309000000516693

5054465141017222



**city of
san luis obispo**

990 PALM ST 805-761-7133 UB@SLOCITY.ORG
https://slocity.merchanttransact.com

Water & Sewer



STARBUCKS SITE #05251
PO BOX 2440
ACIS-MAIL STOP 215
SPOKANE, WA 99210-2440

Account Statement

ACCOUNT INFORMATION

ACCOUNT: 007309-000
SERVICE ADDRESS: 17 CHORRO D
SERVICE PERIOD: 8/19/2014 to 9/17/2014
BILLING DATE: 10/7/2014
DUE DATE: 11/3/2014

METER READING

Serial No	Previous Reading		Current Reading		Cons
	Date	Reading	Date	Reading	
70115604	8/19/2014	1991	9/17/2014	2021	30

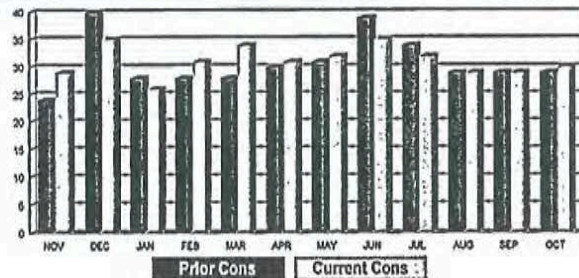
SPECIAL MESSAGE

REMINDER, mandatory outdoor watering restrictions will be in place to limit all irrigation to 3 days per week beginning October 2, 2014.

***These restrictions do not apply to recycled water customers.

Go to slowater.org for more information.

USAGE HISTORY



Average Gallon/Day = 680.00

1 unit = 100 cubic feet = 748 gallons

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

CITY OF SAN LUIS OBISPO

ACCOUNT: 007309-000
SERVICE ADDRESS: 17 CHORRO D
SERVICE PERIOD: 8/19/2014 to 9/17/2014
BILLING DATE: 10/7/2014
DUE DATE: 11/3/2014

STARBUCKS SITE #05251
PO BOX 2440
ACIS-MAIL STOP 215
SPOKANE, WA 99210-2440

CURRENT CHARGES

Water - Nonresidential 1-8 units	55.36
Water - Nonresidential >8 units	190.30
Water Base Charge	5.28
Utility Tax	12.55
Commercial Sewer	263.10
Sewer Base Fee	7.96
TOTAL CURRENT CHARGES	534.55

BILL SUMMARY

PREVIOUS BALANCE	516.69
THANK YOU FOR YOUR PAYMENT	-516.69
ADJUSTMENTS	0.00
ADDITIONAL BILLING	0.00
CURRENT CHARGES	534.55
TOTAL AMOUNT DUE	534.55

AMOUNT DUE

TOTAL AMOUNT DUE BY 11/3/2014 534.55

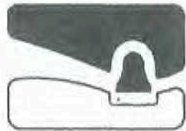
AMOUNT ENCLOSED

REMIT PAYMENT TO:

City of San Luis Obispo
PO Box 8112
San Luis Obispo, CA 93403-8112

007309000000534555

40801509141110103



**city of
san luis obispo**

Water & Sewer

990 PALM ST 805-781-7133 UB@SLOCITY.ORG
https://slocity.merchanttransact.com



STARBUCKS SITE #05251
PO BOX 2440
ACIS-MAIL STOP 215
SPOKANE, WA 99210-2440

Account Statement

ACCOUNT INFORMATION

ACCOUNT: 007309-000
SERVICE ADDRESS: 17 CHORRO D
SERVICE PERIOD: 9/17/2014 to 10/15/2014
BILLING DATE: 11/4/2014
DUE DATE: 12/1/2014

METER READING

Serial No	Previous Reading		Current Reading		Cons
	Date	Reading	Date	Reading	
70115604	9/17/2014	2021	10/15/2014	2052	31

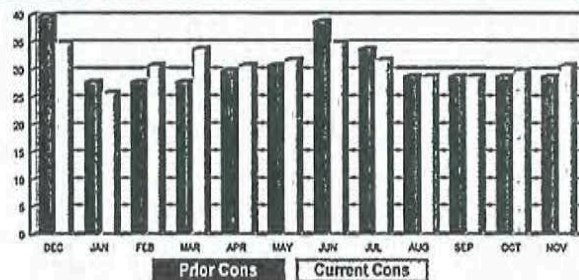
SPECIAL MESSAGE

CURRENT CHARGES

Water - Nonresidential 1-8 units	55.36
Water -Nonresidential >8 units	198.95
Water Base Charge	5.28
Utility Tax	12.98
Commercial Sewer	271.87
Sewer Base Fee	7.96

TOTAL CURRENT CHARGES 552.40

USAGE HISTORY



Average Gallon/Day = 858.81

BILL SUMMARY

PREVIOUS BALANCE	534.55
THANK YOU FOR YOUR PAYMENT	-534.55
ADJUSTMENTS	0.00
ADDITIONAL BILLING	0.00
CURRENT CHARGES	552.40

TOTAL AMOUNT DUE 552.40

1 unit = 100 cubic feet = 748 gallons

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

CITY OF SAN LUIS OBISPO

ACCOUNT: 007309-000
SERVICE ADDRESS: 17 CHORRO D
SERVICE PERIOD: 9/17/2014 to 10/15/2014
BILLING DATE: 11/4/2014
DUE DATE: 12/1/2014

STARBUCKS SITE #05251
PO BOX 2440
ACIS-MAIL STOP 215
SPOKANE, WA 99210-2440

AMOUNT DUE

TOTAL AMOUNT DUE BY 12/1/2014 552.40

AMOUNT ENCLOSED

REMIT PAYMENT TO:

City of San Luis Obispo
PO Box 8112
San Luis Obispo, CA 93403-8112

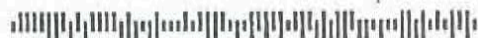
4082072141215129



**city of
san luis obispo**

Water & Sewer

990 PALM ST 805-781-7133 UB@SLOCITY.ORG
https://slocity.merchanttransact.com



STARBUCKS SITE #05251
PO BOX 2440
ACIS-MAIL STOP 215
SPOKANE, WA 99210-2440

Account Statement

ACCOUNT INFORMATION

ACCOUNT: 007309-000
SERVICE ADDRESS: 17 CHORRO D
SERVICE PERIOD: 10/15/2014 to 11/13/2014
BILLING DATE: 12/2/2014
DUE DATE: 12/29/2014

METER READING

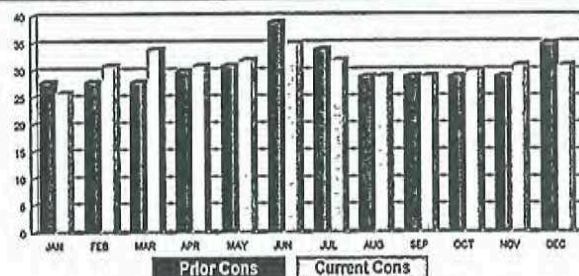
Serial No	Previous Reading		Current Reading		Cons
	Date	Reading	Date	Reading	
70115804	10/15/2014	2052	11/13/2014	2083	31

SPECIAL MESSAGE

CURRENT CHARGES

Water - Nonresidential 1-8 units	55.36
Water - Nonresidential >8 units	198.95
Water Base Charge	5.28
Utility Tax	12.98
Commercial Sewer	271.87
Sewer Base Fee	7.96
TOTAL CURRENT CHARGES	552.40

USAGE HISTORY



Average Gallon/Day = 858.81

1 unit = 100 cubic feet = 748 gallons

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT
PLEASE MAKE CHECK PAYABLE TO:
CITY OF SAN LUIS OBISPO

ACCOUNT: 007309-000
SERVICE ADDRESS: 17 CHORRO D
SERVICE PERIOD: 10/15/2014 to 11/13/2014
BILLING DATE: 12/2/2014
DUE DATE: 12/29/2014

STARBUCKS SITE #05251
PO BOX 2440
ACIS-MAIL STOP 215
SPOKANE, WA 99210-2440

AMOUNT DUE

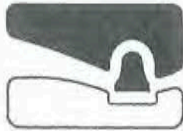
TOTAL AMOUNT DUE BY 12/29/2014 552.40

AMOUNT ENCLOSED

REMIT PAYMENT TO:

City of San Luis Obispo
PO Box 8112
San Luis Obispo, CA 93403-8112

40764439140803114



**city of
san luis obispo**

990 PALM ST 805-781-7133 UB@SLOCITY.ORG
https://slocity.merchanttransact.com

Water & Sewer



STARBUCKS COFFEE #14426
PO BOX 2440
C/O FACILITY IQ MS 215
SPOKANE, WA 99210-2440

Account Statement

ACCOUNT INFORMATION

ACCOUNT: 020506-000
SERVICE ADDRESS: 3971 HIGUERA S 110
SERVICE PERIOD: 7/14/2014 to 8/11/2014
BILLING DATE: 8/26/2014
DUE DATE: 9/22/2014

METER READING

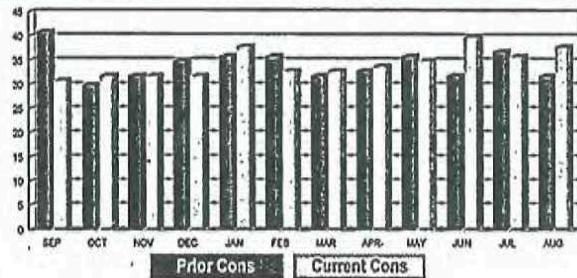
Serial No	Previous Reading		Current Reading		Cons
	Date	Reading	Date	Reading	
66863897	7/14/2014	3490	8/11/2014	3528	38

SPECIAL MESSAGE

CURRENT CHARGES

Water - Nonresidential 1-8 units	55.36
Water - Nonresidential >8 units	259.50
Water Base Charge	5.28
Utility Tax	16.01
Commercial Sewer	333.26
Sewer Base Fee	7.96
TOTAL CURRENT CHARGES	677.37

USAGE HISTORY



Average Gallon/Day = 836.00

1 unit = 100 cubic feet = 748 gallons.

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT
PLEASE MAKE CHECK PAYABLE TO:
CITY OF SAN LUIS OBISPO

ACCOUNT: 020506-000
SERVICE ADDRESS: 3971 HIGUERA S 110
SERVICE PERIOD: 7/14/2014 to 8/11/2014
BILLING DATE: 8/26/2014
DUE DATE: 9/22/2014

STARBUCKS COFFEE #14426
PO BOX 2440
C/O FACILITY IQ MS 215
SPOKANE, WA 99210-2440

AMOUNT DUE

TOTAL AMOUNT DUE BY 9/22/2014 677.37

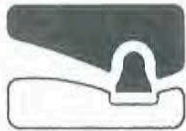
AMOUNT ENCLOSED

REMIT PAYMENT TO:

City of San Luis Obispo
PO Box 8112
San Luis Obispo, CA 93403-8112

020506000000677374

50535619140929230



**city of
san luis obispo**
990 PALM ST 805-781-7133 UB@SLO.CITY.ORG
https://slocity.merchantransact.com

Water & Sewer



STARBUCKS COFFEE #14426
PO BOX 2440
C/O FACILITY IQ MS 215
SPOKANE, WA 99210-2440

Account Statement

ACCOUNT INFORMATION

ACCOUNT: 020506-000
SERVICE ADDRESS: 3971 HIGUERA S 110
SERVICE PERIOD: 8/11/2014 to 9/9/2014
BILLING DATE: 9/23/2014
DUE DATE: 10/20/2014

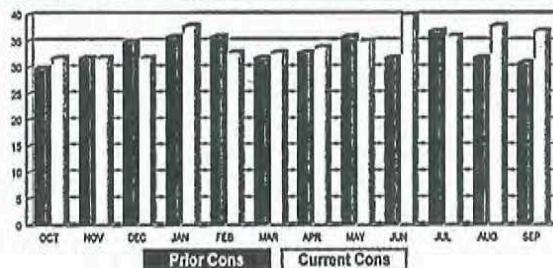
METER READING

Serial No	Previous Reading		Current Reading		Cons
	Date	Reading	Date	Reading	
66863897	8/11/2014	3528	9/9/2014	3585	37

SPECIAL MESSAGE

REMINDER, mandatory outdoor watering restrictions will be in place to limit all customer irrigation to 3 days per week beginning October 2, 2014.
*If your address ends with an even number, you will be able to irrigate on Sunday, Tuesday and Thursday
*If your address ends with an odd number, you will be able to irrigate on Monday, Wednesday and Friday.
Go to slowater.org for more information.

USAGE HISTORY



Average Gallon/Day = 1,025.04

1 unit = 100 cubic feet = 748 gallons

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

CITY OF SAN LUIS OBISPO

ACCOUNT: 020506-000
SERVICE ADDRESS: 3971 HIGUERA S 110
SERVICE PERIOD: 8/11/2014 to 9/9/2014
BILLING DATE: 9/23/2014
DUE DATE: 10/20/2014

STARBUCKS COFFEE #14426
PO BOX 2440
C/O FACILITY IQ MS 215
SPOKANE, WA 99210-2440

AMOUNT DUE

TOTAL AMOUNT DUE BY 10/20/2014 659.51

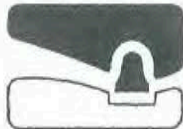
AMOUNT ENCLOSED

REMIT PAYMENT TO:

City of San Luis Obispo
PO Box 8112
San Luis Obispo, CA 93403-8112

020506000000659513

5054411141107220



**city of
san luis obispo**

Water & Sewer

990 PALM ST 805-781-7133 UB@SLOCITY.ORG
https://slocity.merchanttransact.com



STARBUCKS COFFEE #14426
PO BOX 2440
C/O FACILITY IQ MS 215
SPOKANE, WA 99210-2440

Account Statement

ACCOUNT INFORMATION

ACCOUNT: 020506-000
SERVICE ADDRESS: 3971 HIGUERA S 110
SERVICE PERIOD: 9/9/2014 to 10/7/2014
BILLING DATE: 10/28/2014
DUE DATE: 11/24/2014

METER READING

Serial No	Previous Reading		Current Reading		Cons
	Date	Reading	Date	Reading	
66863897	9/9/2014	3565	10/7/2014	3601	36

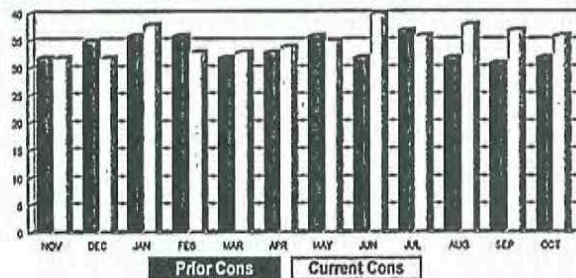
SPECIAL MESSAGE

REMINDER, mandatory outdoor watering restrictions will be in place to limit all customer irrigation to 3 days per week beginning October 2, 2014.
***These restrictions do not apply to recycled water customers.
Go to slowater.org for more information.

CURRENT CHARGES

Water - Nonresidential 1-8 units	55.36
Water - Nonresidential >8 units	242.20
Water Base Charge	5.28
Utility Tax	15.14
Commercial Sewer	315.72
Sewer Base Fee	7.96
TOTAL CURRENT CHARGES	641.66

USAGE HISTORY



Average Gallon/Day = 792.00

BILL SUMMARY

PREVIOUS BALANCE	659.51
THANK YOU FOR YOUR PAYMENT	-659.51
ADJUSTMENTS	0.00
ADDITIONAL BILLING	0.00
CURRENT CHARGES	641.66
TOTAL AMOUNT DUE	641.66

1 unit = 100 cubic feet = 748 gallons

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT
PLEASE MAKE CHECK PAYABLE TO:
CITY OF SAN LUIS OBISPO

ACCOUNT: 020506-000
SERVICE ADDRESS: 3971 HIGUERA S 110
SERVICE PERIOD: 9/9/2014 to 10/7/2014
BILLING DATE: 10/28/2014
DUE DATE: 11/24/2014

STARBUCKS COFFEE #14426
PO BOX 2440
C/O FACILITY IQ MS 215
SPOKANE, WA 99210-2440

AMOUNT DUE

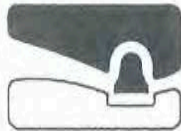
TOTAL AMOUNT DUE BY 11/24/2014 641.66

AMOUNT ENCLOSED

REMIT PAYMENT TO:

City of San Luis Obispo
PO Box 8112
San Luis Obispo, CA 93403-8112

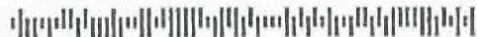
50566688141204209



city of
san luis obispo

Water & Sewer

990 PALM ST 805-781-7133 UB@SLOCITY.ORG
https://slocity.merchanttransact.com



STARBUCKS COFFEE #14426
PO BOX 2440
C/O FACILITY IQ MS 215
SPOKANE, WA 99210-2440

Account Statement

ACCOUNT INFORMATION

ACCOUNT: 020506-000
SERVICE ADDRESS: 3971 HIGUERA S 110
SERVICE PERIOD: 10/7/2014 to 11/4/2014
BILLING DATE: 11/25/2014
DUE DATE: 12/22/2014

METER READING

Serial No	Previous Reading		Current Reading		Cons
	Date	Reading	Date	Reading	
66863897	10/7/2014	3601	11/4/2014	3636	35

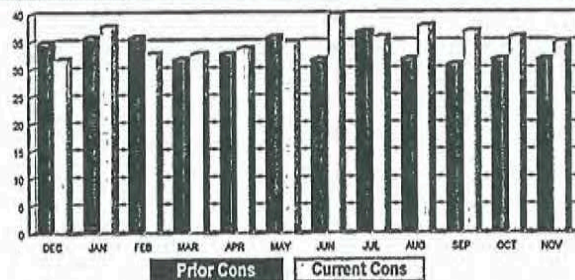
SPECIAL MESSAGE

CURRENT CHARGES

Water - Nonresidential 1-8 units	55.36
Water -Nonresidential >8 units	233.55
Water Base Charge	5.28
Utility Tax	14.71
Commercial Sewer	306.95
Sewer Base Fee	7.96

TOTAL CURRENT CHARGES 623.81

USAGE HISTORY



Average Gallon/Day = 969.63

1 unit = 100 cubic feet = 748 gallons

BILL SUMMARY

PREVIOUS BALANCE	641.66
THANK YOU FOR YOUR PAYMENT	-641.66
ADJUSTMENTS	0.00
ADDITIONAL BILLING	0.00
CURRENT CHARGES	623.81

TOTAL AMOUNT DUE 623.81

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

CITY OF SAN LUIS OBISPO

ACCOUNT: 020506-000
SERVICE ADDRESS: 3971 HIGUERA S 110
SERVICE PERIOD: 10/7/2014 to 11/4/2014
BILLING DATE: 11/25/2014
DUE DATE: 12/22/2014

STARBUCKS COFFEE #14426
PO BOX 2440
C/O FACILITY IQ MS 215
SPOKANE, WA 99210-2440

AMOUNT DUE

TOTAL AMOUNT DUE BY 12/22/2014 623.81

AMOUNT ENCLOSED

REMIT PAYMENT TO:

City of San Luis Obispo
PO Box 8112
San Luis Obispo, CA 93403-8112

40829146141231130



city of
san luis obispo

Water & Sewer

990 PALM ST 805-781-7133 UB@SLOCITY.ORG
https://slocity.merchanttransact.com



STARBUCKS COFFEE #14426
PO BOX 2440
C/O FACILITY IQ MS 215
SPOKANE, WA 99210-2440

Account Statement

ACCOUNT INFORMATION

ACCOUNT: 020506-000
SERVICE ADDRESS: 3971 HIGUERA S 110
SERVICE PERIOD: 11/4/2014 to 12/4/2014
BILLING DATE: 12/23/2014
DUE DATE: 1/20/2015

METER READING

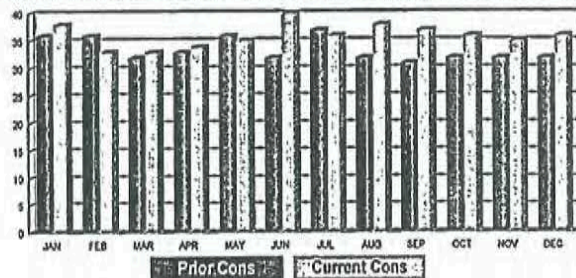
Serial No	Previous Reading Date	Reading	Current Reading Date	Reading	Cons
66863897	11/4/2014	3636	12/4/2014	3672	36

SPECIAL MESSAGE

CURRENT CHARGES

Water - Nonresidential 1-8 units	55.36
Water - Nonresidential >8 units	242.20
Water Base Charge	5.28
Utility Tax	15.14
Commercial Sewer	315.72
Sewer Base Fee	7.96
TOTAL CURRENT CHARGES	641.66

USAGE HISTORY



Average Gallon/Day = 997.33

1 unit = 100 cubic feet = 748 gallons

BILL SUMMARY

PREVIOUS BALANCE	623.81
THANK YOU FOR YOUR PAYMENT	-623.81
ADJUSTMENTS	0.00
ADDITIONAL BILLING	0.00
CURRENT CHARGES	641.66
TOTAL AMOUNT DUE	641.66

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT
PLEASE MAKE CHECK PAYABLE TO:
CITY OF SAN LUIS OBISPO

ACCOUNT: 020506-000
SERVICE ADDRESS: 3971 HIGUERA S 110
SERVICE PERIOD: 11/4/2014 to 12/4/2014
BILLING DATE: 12/23/2014
DUE DATE: 1/20/2015

STARBUCKS COFFEE #14426
PO BOX 2440
C/O FACILITY IQ MS 215
SPOKANE, WA 99210-2440

AMOUNT DUE

TOTAL AMOUNT DUE BY 1/20/2015 641.66

AMOUNT ENCLOSED

REMIT PAYMENT TO:

City of San Luis Obispo
PO Box 8112
San Luis Obispo, CA 93403-8112

Attachment 2

				Usage (gallons)
Location Name	Location #	Service Type	Month	2014
06934-Broadway & Stowell, Santa	006934	Water	September	24.075
06934-Broadway & Stowell, Santa	006934	Water	October	30.476
06934-Broadway & Stowell, Santa	006934	Water	November	27.195
06934-Broadway & Stowell, Santa	006934	Water	December	27.516
				2015
06934-Broadway & Stowell, Santa	006934	Water	January	22.525
06934-Broadway & Stowell, Santa	006934	Water	February	27.676
06934-Broadway & Stowell, Santa	006934	Water	March	28.905

Source: Starbuck's Corporation water/utility accounting, City of Santa Maria.



Glenn Martin <gmco52@gmail.com>

Water Bills for 575 Five Cities Drive, Pismo Beach, CA1 message

Abha Varma <varma.abha@gmail.com>

Tue, Mar 17, 2015 at 12:56 PM

To: vfabian@pismo beach.org

Cc: Glenn Martin <gmco52@gmail.com>

To Whom It May Concern:

We operate a Subway store located at 575 Five Cities Drive, Pismo Beach, CA. The store is located in the Pismo Coast Plaza that is managed by Glenn Martin. By way of this message, I am requesting you to please release our water bill history for the last twelve months to Glenn Martin. If you have any questions, please contact me at 818.571.5895.

Regards,

Abha Varma
Owner, Subway Store

Utility Billing Inventory Items

Service History

Classification	RB58 Restaurant/bakery 5/8" Meter					
Meter#	Curr Dt	Time	Curr Read	Consumption	Read Type	
	Prior Dt	Time	Prior Read	Demand		
2028	02/06/15		911		27 Hand-Held System	
	12/06/14		884			
2028	12/06/14		884		25 Hand-Held System	
	10/07/14		859			
2028	10/07/14		859		28 Hand-Held System	
	08/07/14		831			
2028	08/07/14		831		34 Hand-Held System	
	06/06/14		797			
+2028	06/06/14		797		30 Hand-Held System	
	04/04/14		767			

16668 FIVE CITIES DRIVE SUBWAY LLC (T) 575 FIVE CITIES Pcl#005-242-047 <Pg

1-Help

Utility Billing Inventory Items

Service History

Classification	RB58 Restaurant/bakery	5/8" Meter		
Meter#	Curr Dt Time	Curr Read	Consumption	Read Type
	Prior Dt Time	Prior Read	Demand	
+2028	04/04/14	767	25	Hand-Held System
	02/05/14	742		
2028	02/05/14	742	62	Hand-Held System
	12/04/13	680		
2028	12/04/13	680	75	Hand-Held System
	10/05/13	605		
2028	10/05/13	605	2	Hand-Held System
	10/02/13	603		

16668 FIVE CITIES DRIVE SUBWAY LLC (T) 575 FIVE CITIES Pcl#005-242-047 <Pg 1-Help

Run

Attachment 2

M	Account Number	16668 Active	Balance Due	0.00
U				
-----Customer Name and Address-----				
Customer No 16281_____				
Type Mailing-UB				
FIVE CITIES DRIVE SUBWAY LLC (
3168 CALLE DE MAREJADA				
CAMARILLO CA 93010				
-----Service Location-----				
Location No 2196				
575 FIVE CITIES				
PISMO BEACH CA 93449				
Owner				
-----Pending Service Location Change-----				
New Location No				
Owner				
Move-in Date				
Move-out Date				
-----1/2-----				

16668 FIVE CITIES DRIVE SUBWAY LLC (T) 575 FIVE CITIES Pcl#005-242-047 ...
F2-Save F3-Asst F4-Del F5-Svc F6-Class F7-A/R F8-Bill Info F9-Swap F10-Menu

-----Account Inquiry-----
 Account Number 16668 Active **Attachment 2**
 -----Customer Name and Address-----Service Location-----
 Type Mailing-UB 575 FIVE CITIES Move-Out
 FIVE CITIES DRIVE SUBWAY LLC (PISMO BEACH CA 93449
 3168 CALLE DE MAREJADA
 CAMARILLO CA 93010 -----Pending Service Location Change-----
 Move-In
 818-571-5896 Cellular

-----Transaction History-----

Date	Description	Amount	Applied	Balance	Deposit
030615	Payments	-447.94	-447.94	0.00	180.00
021315	Routine Bill			447.94	180.00
021315	Charges	447.94	447.94	447.94	180.00
010715	Payments	-418.34	-418.34	0.00	180.00
121514	Routine Bill			418.34	180.00
121514	Charges	418.34	418.34	418.34	180.00
102314	Payments	-462.74	-462.74	0.00	180.00
101514	Routine Bill			462.74	180.00
+101514	Charges	462.74	462.74	462.74	180.00

-----1/2-----

16668 FIVE CITIES DRIVE SUBWAY LLC (T) 575 FIVE CITIES Pcl#005-242-047 ...
 F1-Help F2-Dtl F4-Inv F5-Svc F6-Class F7-Trans F8-Bill Info F9-Swap F10-Menu

-----Account Inquiry-----

Account Number	16668 Active	Attachment 2	
-----Customer Name and Address-----		-----Service Location-----	
Type Mailing-UB	575 FIVE CITIES	Move-Out	
FIVE CITIES DRIVE SUBWAY LLC (PISMO BEACH CA 93449		
3168 CALLE DE MAREJADA			
CAMARILLO CA 93010	-----Pending Service Location Change-----		
	Move-In		
818-571-5896	Cellular		

-----Transaction History-----

Date	Description	Amount	Applied	Balance	Deposit
+090414	Payments	-551.54	-551.54	0.00	180.00
081514	Routine Bill			551.54	180.00
081514	Charges	551.54	551.54	551.54	180.00
062714	Payments	-492.34	-492.34	0.00	180.00
061314	Routine Bill			492.34	180.00
061314	Charges	492.34	492.34	492.34	180.00
042814	Payments	-397.29	-397.29	0.00	180.00
041514	Routine Bill			397.29	180.00
+041514	Charges	397.29	397.29	397.29	180.00

-----1/2-----

16668 FIVE CITIES DRIVE SUBWAY LLC (T) 575 FIVE CITIES Pcl#005-242-047 ...

F1-Help F2-Dtl F4-Invc F5-Svc F6-Class F7-Trans F8-Bill Info F9-Swap F10-Menu

Account Inquiry

Account Number16668 Active

Attachment 2

-----Customer Name and Address-----Service Location-----

Type Mailing-UB575 FIVE CITIESMove-Out

FIVE CITIES DRIVE SUBWAY LLC (PISMO BEACH CA 93449

3168 CALLE DE MAREJADA

CAMARILLO CA 93010-----Pending Service Location Change-----

Move-In

818-571-5896Cellular

-----Transaction History-----

DateDescriptionAmountAppliedBalanceDeposit

+022414Payments-917.14-917.140.00180.00

021414Routine Bill917.14180.00

021414Charges917.14917.14917.14180.00

010614Payments-1,086.35-1,086.350.00180.00

121313Routine Bill1,086.35180.00

121313Charges1,086.351,086.351,086.35180.00

102313Payments-28.86-28.860.00180.00

101513Routine Bill28.86180.00

+100213Payments-225.00-225.0028.86180.00

-----1/2-----

6668 FIVE CITIES DRIVE SUBWAY LLC (T) 575 FIVE CITIES Pcl#005-242-047 ...

1-Help F2-Dtl F4-Invc F5-Svc F6-Class F7-Trans F8-Bill Info F9-Swap F10-Menu